

BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

December 13, 1973

BOARD OF APPEAL REFERRALS

1. Z-2964, George Legner, 803-805 Hyde Park Avenue, Hyde Park
2. Z-2965, Gaetano & Louise Serino, 883-885 Hyde Park Avenue, Hyde Park
3. Z-2979, C.V.I. Inc., 40-42 Symphony Road, Boston
4. Z-2983, William Picardi, 234-236 Bunker Hill Street, Charlestown
5. Z-2992, Boston Housing Authority, 21-31-41 Ames Street, Mattapan
6. Z-2996, Joseph & Lena Kelly, 871-873 Hyde Park Avenue, Hyde Park
7. Z-2997, Greenery Nursing Home, 99-111 Chestnut Hill Avenue, Brighton
8. Z-2998, Ramada Inn, Inc., 225 Wm. F. McClellan Highway, East Boston
9. Z-3000, Freedom Industries, Inc., 264-272 Columbia Road, Dorchester



MEMORANDUM

December 13, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 1/8/74

Petition No. Z-2964
George J. Legner
803-805 Hyde Park Avenue
Hyde Park

Petitioner seeks a forbidden use for a change of occupancy from six apartments to four apartments and eight lodgers in a light manufacturing (M-1) district. The proposal violates the code as follows:

Section 8-7. A lodging house is forbidden in an M-1 district.

The property, located on Hyde Park Avenue near the intersection of Metropolitan Avenue, contains a three-story duplex frame dwelling. Proposed occupancy is unreasonable, hazardous and incompatible with adjoining dwellings. No off-street parking is provided. Recommend denial.

VOTED: That in connection with Petition No. Z-2964, brought by George J. Legner, 803-805 Hyde Park Avenue, Hyde Park, for a forbidden use for a change of occupancy from six apartments to four apartments and eight lodgers in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Proposed occupancy is unreasonable, hazardous and incompatible with adjoining dwellings. No off-street parking is provided.



Z-2964
803-805 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 12/13/73

Hearing Date: 1/8/73

Petition No. Z-2965
Gaetano & Louise Serino
883-885 Hyde Park Avenue
Hyde Park

Petitioner seeks an extension of a non-conforming use and a variance to erect a freezer addition to a food manufacturing - retail structure in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. An extension of a non-conforming use requires a Board of Appeal hearing.		
Section 20-1. Rear yard is insufficient.	20 ft.	4 ft.

The property, located on Hyde Park Avenue near the intersection of Metropolitan Avenue, contains a one-story structure. Food products (ravioli-manicotti) are manufactured on the premises for eventual retail. Staff recommends that any noise or vibration resulting from the freezer be effectively confined to the lot.
Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2965, brought by Gaetano & Louise Serino, 883-885 Hyde Park Avenue, Hyde Park, for an extension of a non-conforming use and a variance to erect a freezer addition to a food manufacturing - retail structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the condition that any noise or vibration resulting from the freezer be effectively confined to the lot.

Z-2965
883-885 HYDE PARK AVE
(H.P.)



Board of Appeal Referrals 12/13/73

Hearing Date: 12/18/73

Petition No. Z-2979

C.V.I. Inc.

Gerald J. Coakley, President

40-42 Symphony Road

Boston

Petitioner seeks a forbidden use and two variances for a change of occupancy from eight to sixteen apartments in an apartment (H-3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of open space and off-street parking is forbidden in an H-3 district.		
Section 17-1. Open space is insufficient.	100 sf/du	34 sf/du
Section 23-1. Off-street parking is insufficient.	5 spaces	0

The property, located on Symphony Road near the intersection of Hemenway Street in the Fenway Urban Renewal area, contains a four-story masonry structure. The rehabilitation and conversion would create eight studio and eight two bedroom units. Public transportation is located nearby on Massachusetts and Huntington Avenues. The Fenway Project Area Committee supports the proposal. Recommend approval.

VOTED: That in connection with Petition No. Z-2979, brought by C.V.I. Inc., 40-42 Symphony Road in the Fenway Urban Renewal area, for a forbidden use and two variances for a change of occupancy from eight to sixteen apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Public transportation is located nearby on Massachusetts and Huntington Avenues. The Fenway Project Area Committee supports the proposal.



Z-2979
40-42 SYMPHONY RD.
(B.P.)

Board of Appeal Referrals 12/13/73

Hearing Date: 1/29/73

Petition No. Z-2983
 William Picardi, Trustee
 234-236 Bunker Hill Street
 Charlestown

Petitioner seeks two variances to legalize three family dwelling and two stores occupancy in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	3.2
Section 20-1. Rear yard is insufficient.	11 ft.	5 ft.

The property, located at the intersection of Bunker Hill and Pearl Streets in the Charlestown Urban Renewal Area, contains a four story frame structure. Occupancy has apparently existed for over 20 years. Proposal also includes construction of rear porches and enclosed stairway as second means of egress. The property would be improved and be compatible with mixed residential - commercial character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2983, brought by William Picardi, Trustee, 234-236 Bunker Hill Street in the Charlestown Urban Renewal Area, to legalize three family dwelling and two stores occupancy in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The property would be improved and compatible with the mixed residential - commercial character of the neighborhood.

(Chign.)

Board of Appeal Referrals 12/13/73

Hearing Date: 12/18/73

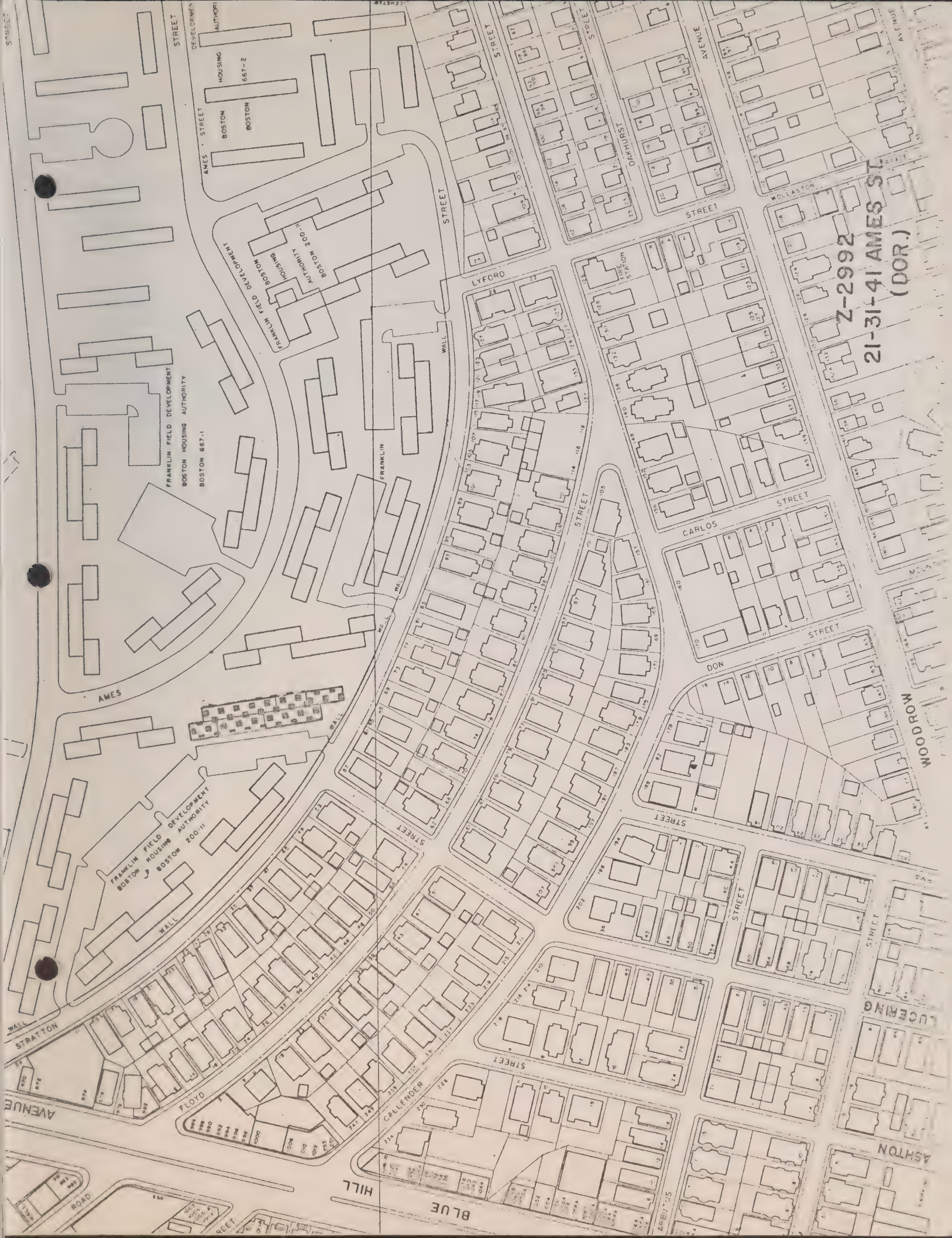
Petition No. Z-2992
Boston Housing Authority
21-31-41 Ames Street
Mattapan

Petitioner seeks a conditional use for a change of occupancy from 36 apartments to 33 apartments and day care center in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in an R-.8 district.

The property, located on Ames Street near the intersection of Westview Street Extension, contains a three story structure in the Franklin Field (BHA) Development complex. The proposed facility, with accommodations for 30 children, would significantly benefit the residents of this development. Recommend approval.

VOTED: That in connection with Petition No. Z-2992, brought by Boston Housing Authority, 21-31-41 Ames Street, Mattapan, for a conditional use for a change of occupancy from 36 apartments to 33 apartments and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed facility would significantly benefit the residents of this development.



Z-2992
21-31-41 AMES ST
(DOR)

AMES STREET
DEVELOPMENT
AUTHORITY
HOUSING
BOSTON
BOSTON
667-2

FRANKLIN FIELD DEVELOPMENT
BOSTON HOUSING AUTHORITY
BOSTON 200-II
BOSTON
BOSTON
667-1

FRANKLIN FIELD DEVELOPMENT
BOSTON HOUSING AUTHORITY
BOSTON 200-II

BLUE

HILL

CALLER

FLOYD

AVENUE

STRATTON

AMES

LYFORD

STREET

CARLOS

DON

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

WOLLASTON

ASHTON

LUCRING

WOODROW

AVENUE

Board of Appeal Referrals 12/13/73

Hearing Date: 12/18/73

Petition No. Z-2996
Joseph F. & Lena E. Kelly
871-873 Hyde Park Avenue
Hyde Park

Petitioner seeks two variances to erect a one-story addition to a retail package store in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	15 ft.	3 ft.
Section 20-1. Rear yard is insufficient.	20 ft.	3 ft.

The property, located on Hyde Park Avenue at the intersection of Metropolitan Avenue, contains a one-story frame structure. Proposed storage expansion would not have a significant affect on surrounding properties. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2996, brought by Joseph F. & Lena E. Kelly, 871-873 Hyde Park Avenue, Hyde Park, for two variances to erect a one-story addition to a retail package store in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-2996
871-873 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 12/13/73

Hearing Date: 12/18/73

Petition No. Z-2997
Greenery Nursing Home
99-111 Chestnut Hill Avenue
Brighton

Petitioner seeks a forbidden use and seven variances to erect a three story, 80 bed addition to an existing 120 bed nursing home in a single family (S-.5) district. The proposal violates the code as follows:

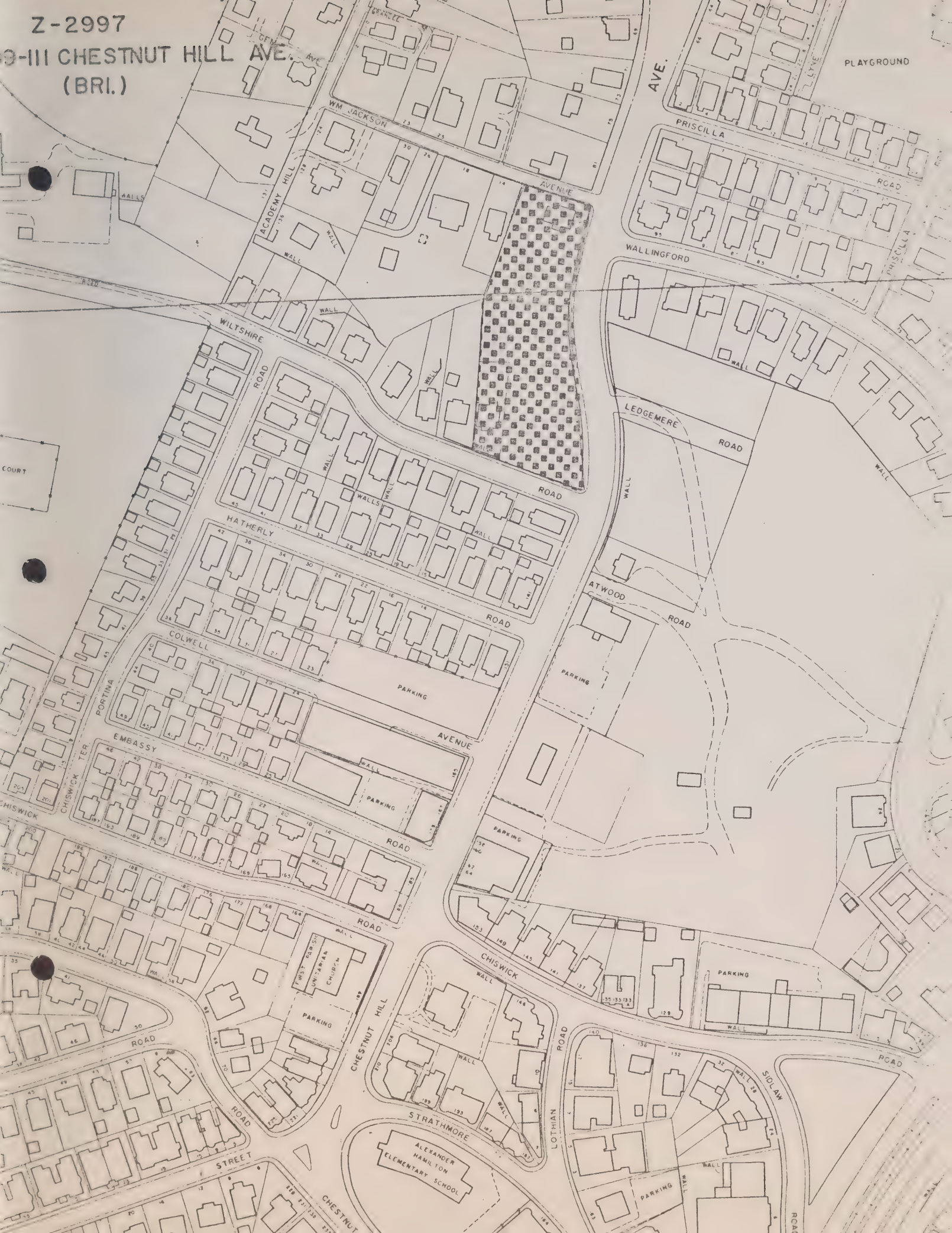
	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A nursing home is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional unit is insufficient.	4000 sf/du	672 sf/du
Section 15-1. Floor area ratio is excessive.	0.5	1.1
Section 16-1. Height of building is excessive.	2½ stories	3 stories
Section 18-1. Front yard is insufficient. (Chestnut Hill Ave.)	30 ft.	10 ft.
Section 18-4. Front yard is insufficient. (Jackson Avenue)	30 ft.	0
Section 20-1. Rear yard is insufficient.	50 ft.	5 ft.
Section 23-3. Off-street parking is insufficient.	62 spaces	37 spaces

The property, located at the intersection of Chestnut Hill Avenue and Wiltshire Road, contains a three story nursing home and a 2½ story frame dwelling. Plan as presented would have serious environmental impacts, such as demolition of a viable residential structure, insufficient parking, minimal setbacks and poor access and loading. Expansion of the forbidden use should only be permitted subject to a plan which would successfully provide for the needs of the institution and not weaken the scale and character of this residential neighborhood.
Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2997, brought by Greenery Nursing Home, 99-111 Chestnut Hill Avenue, Brighton, for a forbidden use and seven variances to erect a three story addition to a nursing home in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Plan as presented would have serious environmental impacts such as demolition of a viable residential structure, unsufficient parking, minimal setbacks and poor access and loading. Expansion of the forbidden use should only be permitted subject to a plan which would successfully provide for the needs of the institution and not weaken the scale and character of this residential neighborhood.

Z-2997

9-III CHESTNUT HILL AVE.
(BRI.)



Board of Appeal Referrals 12/13/73

Hearing Date: 2/5/73

Petition No. Z-2998
Ramada Inn, Inc.
225 Wm. F. McClellan Highway
East Boston

Petitioner seeks two variances to erect a 105' x 10' double face illuminated roof sign in an industrial (I-2) district. The proposal violates the code as follows:

Section 11-2. Roof sign is not allowed.

Section 11-2. Area of sign is excessive.

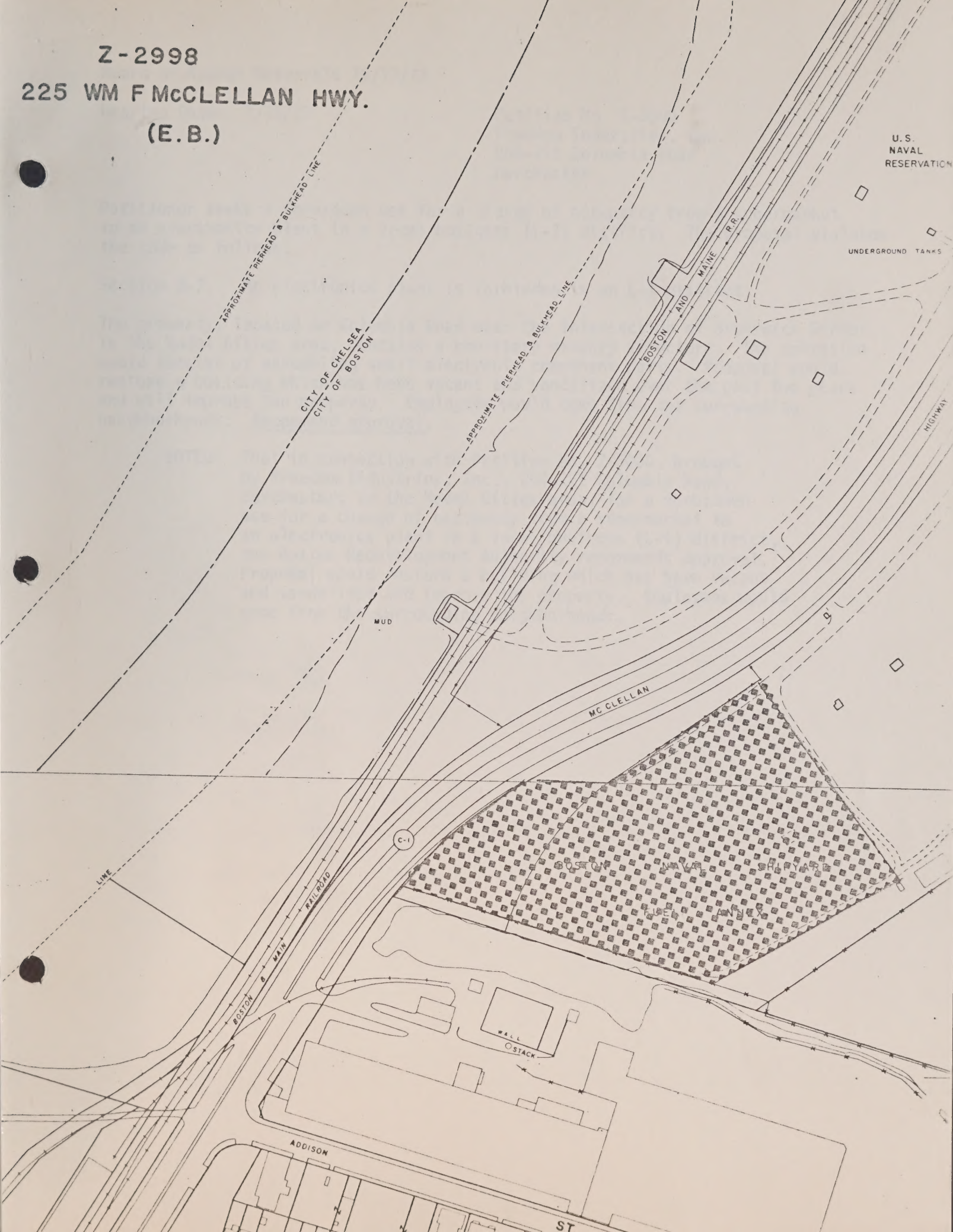
The property, located on McClellan Highway near the intersection of Addison Street, contains a twelve story motel structure on top of which the huge sign indicating "Ramada Inn" would be constructed. Proposal is inappropriate and would contribute further to existing undesirable signage on this major artery.
Recommend denial.

VOTED: That in connection with Petition No. Z-2998, brought by Ramada Inn, Inc. 225 Wm. F. McClellan Highway, East Boston, for two variances to erect a double face roof sign in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Proposed huge sign is inappropriate and would contribute further to existing undesirable signage on this major artery.

Z-2998

225 WM F McCLELLAN HWY.

(E.B.)



Board of Appeal Referrals 12/13/73

Hearing Date: 1/15/73

Petition No. Z-3000
Freedom Industries, Inc.
264-272 Columbia Road
Dorchester

Petitioner seeks a forbidden use for a change of occupancy from a supermarket to an electronics plant in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. An electronics plant is forbidden in an L-1 district.

The property, located on Columbia Road near the intersection of Brunswick Street in the Model Cities area, contains a one-story masonry structure. The operation would consist of assembling small electronic component parts. Proposal would restore a building which has been vacant and vandalized over the past two years and will improve the property. Employees would come from the surrounding neighborhoods. Recommend approval.

VOTED: That in connection with Petition No. Z-3000, brought by Freedom Industries, Inc., 264-272 Columbia Road, Dorchester, in the Model Cities area, for a forbidden use for a change of occupancy from a supermarket to an electronics plant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Proposal would restore a building which has been vacant and vandalized and improve the property. Employees would come from the surrounding neighborhoods.

Z-30000
264-272 COLUMBIA RD.
(DOR.)

